

AS THE ENLARGED HOTEL McALPIN WILL LOOK



There will be over 200 rooms in the addition which is being built on the easterly side of the hostelry. When the new part is opened the Hotel McAlpin will have more than 1,700 rooms.

Against Giving Arbitrary Power To Inspectors

R. E. Board Sees an Old Enemy in the Form of the Marsh Bill

Relates to Fire Escapes

Organization Says It Is Contrary to All Ideas of Liberty to Jeopardize Owners

"This is an old enemy," is the way the committee on legislation of the Real Estate Board characterizes the bill introduced by Assemblyman Marsh amending the Greater New York charter by including defects in means of escape in case of fire among the causes for which the Tenement House Department may order a tenement vacated. This organization is making a vigorous campaign against the adoption of the measure. Other large real estate bodies have taken similar action.

Regarding the Marsh bill, the committee on legislation of the Real Estate Board further says:

"The Real Estate Board last year reported against the principle underlying this bill. The board has also opposed a somewhat similar bill last year. This bill retains the principal objection made to the other, that it provides that, in addition to the circumstances under existing law, 'whenever it shall be certified by an inspector or officer of the department' that a house within the jurisdiction of the Tenement House Department is dangerous to life or health by reason of defects in means of escape in case of fire, the department may vacate it."

"Chapter 551 of the laws of 1913 provides for means of egress for every tenement house erected after that date. The provisions covering four pages of the Session Laws (Laws of 1913, pp. 1476, 1477, 1478 and 1479). This act also (see subd. 3, p. 1477) makes applicable these provisions to all tenement houses erected prior to the original tenement house act of April 10, 1901.

"The policy of the state has been, as the original statute shows and as the various amendments made as suggested by experience show, to put upon the requirements for fire escapes and not leave it to be determined by the opinion of an inspector or any one else. It is contrary to all ideas of liberty that the rights of a property owner and the rights of tenants should be jeopardized by putting so tyrannical a power in the hands of an inspector as to make a certificate that in his opinion the means of escape in case of fire are insufficient, notwithstanding the fact that they comply with the slightest detail, with the provisions of the statute and vacating the building in consequence.

Opens Door to Graft

"It is no answer to this that in such a case the inspector would not issue a certificate. He ought not to be tempted with the power to do it. It opens the door to graft. It provides work for inspectors who do not have enough to do, and will perhaps create a demand for more."

"If an order requiring an apartment house to be vacated under the provisions of the Marsh bill is issued, it would produce the greatest alarm and uneasiness among them, even if they did not move out. It might absolutely ruin the owner of a tenement house who had all of his or her savings invested in the property."

"That such a power would be abused has been demonstrated by a communication within the last few days made to the press by the Tenement House Commissioner, to the effect that in rooming houses where there were three or more families and the people in some of the rooms cooked an egg for breakfast and made a cup of coffee, unless a fire escape was provided, the law department would order it vacated."

Shows How Power May Be Misused

"In other words, this is a threat on the part of the commissioner against the owners of all these rooming houses, of which there are thousands and thousands, occupied by poor people, who are asked to maintain an apartment for economy's sake, and cook only their breakfast at home, taking no other meal there, that the apartment will be vacated under the Marsh bill. It would be a tremendous house law, makes enormous expenditures, after which it would be impossible for him to rent the apartments at present rates. In a large number of cases, the owner would be forced to vacate the premises, and the tenants for some of the old houses that are used for this purpose at higher rates, it would mean the ruin of his property. This indicates how the power of the Tenement House Department may be abused by the Marsh bill."

"It is extremely doubtful whether the Tenement House Commissioner would have the right to order vacated any tenement, but his attempt to do so would be disastrous in many cases and would involve the owners in considerable litigation, as they could not afford to resist the order of the Tenement House Commissioner shows the unwisdom of giving the increased power here requested."

"To-day in Greater New York there are several cases of fire escapes that are entirely adequate for the purpose for which they were erected and which were supposed to be put up in accordance with the law. In many instances there are double fire escapes—that is, some on the front of the building and some on the back—but where there could be found some inadvertent defect which would be made the basis of a claim that the fire escape was inadequate means of escape in case of fire, the property could be ordered vacated."

Apartment House with City and Country Features

Being Built on Grand Boulevard for 78 Families

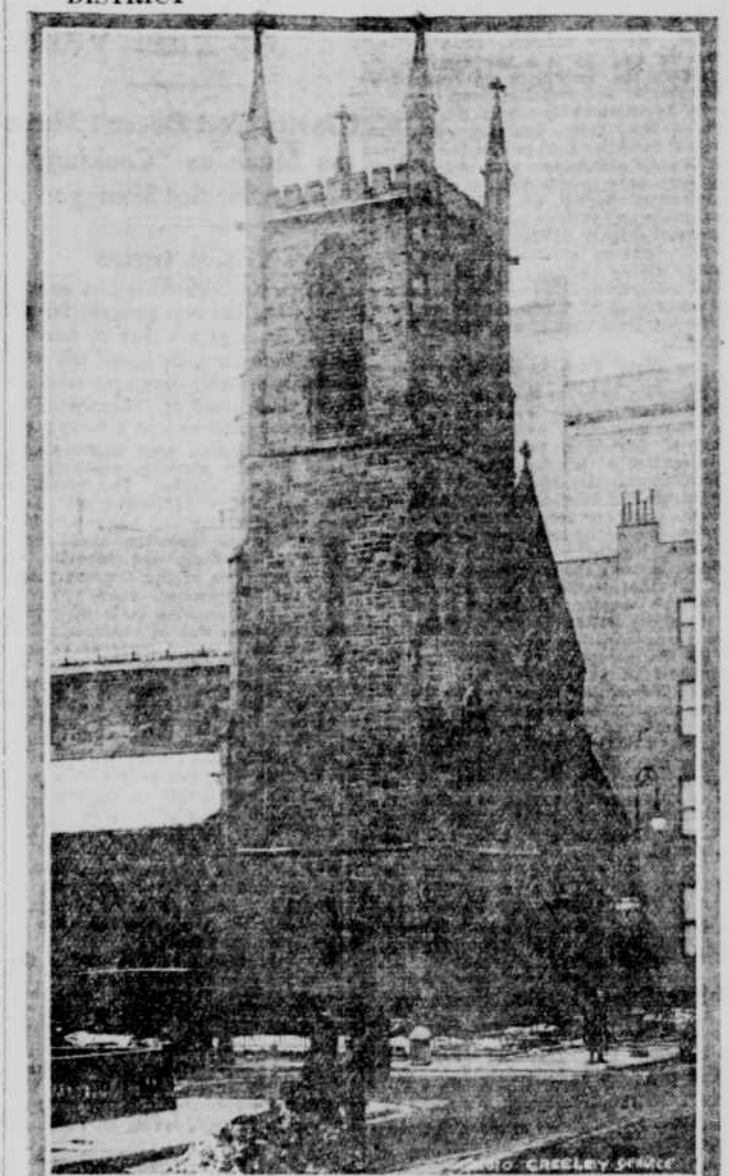
A seventy-eight-family house is being built at 171st st. and the Grand Boulevard and Concourse by Crystal & Crystal from plans by George and Edward Blum, architects. This and three other apartment houses occupy the entire block on the Grand Boulevard and Concourse from 170th to 171st st.

The suites are of three, four and five rooms.

The main facade of the building are several feet back of the building line, which allows the house to be bordered by grass, flowers and shrubbery, in addition to the grass plots and trees that are laid out by the city on the Concourse.

Between the two main wings of the facade on the Concourse, and forming the main entrance, is a large sunken garden, 54x64 feet, with fountains, benches and statuary.

THE OLD SOUTH CHURCH PROPERTY, AT THE SOUTH-EAST CORNER OF 38TH ST. AND MADISON AVE., A FAMILIAR LANDMARK OF THE MURRAY HILL DISTRICT



This property was recently bought by August Heckscher, who within recent years has invested many millions in Manhattan realty.

To Be World's Largest Multi-Family House

Structure Is Being Built on Entire Park Av. Block

The twelve story apartment house being erected by the Vanderbilt Avenue Realty Corporation, from plans by Warren & Wetmore, on the entire block bounded by 47th and 48th sts., Park and Madison aves., will be the largest in floor area in New York. Rentals will range from \$3,200 to \$20,000.

This house will be known as 270 Park Avenue. Some suites have already been rented from the plans by the Vanderbilt Avenue Realty Corporation, through Douglas L. Elliman & Co., agents of the property.

The building will surround an Italian garden 70 feet wide by 275 feet long, intersecting the premises will be the new extension of Vanderbilt av., from which openings are to be so arranged that all noise that might occur in the garden will escape. This extension will connect the main floor or show-room with the underground floor.

On the street and Madison av. frontage will be shops, each of which will have three underground floors. There will be a private elevator in each shop connecting the main floor or show-room with the underground floor.

At the main entrance to the building on Park av. there is to be a very wide driveway, so as to permit vehicles to go in and out at the same time. On each side of the driveway will be foot entrances leading to a covered arcade from which one may enter the separate halls and elevators provided for each line of apartments. There will be no large public hall, the desire being to obtain privacy and exclusiveness for each group of apartments.

Gardner Hale Will Have Greenwich Village Studio

Gardner Hale, an artist, who is a son of Professor William Gardner Hale of the University of Chicago, has leased, through Pepe & Bro., from the estate of Thomas Rudden, the premises at 25 Charlton st., a three story building, which he will use as a studio in the rear building, which is to be altered for that purpose.

After he was graduated from Harvard Mr. Hale went abroad and studied painting in Paris for many years.

Will Open 17th Branch Store on the Hill, Newark

The seventeenth branch of a chain of stores conducted by the New York Waist Company will be in the three story and basement commercial and showroom building to be erected at the northwest corner of Springfield av. and Prince st., Newark.

The present structure, which was erected in 1920 on the plot, will be razed when the existing leases on the premises expire, which will be May 1. Feist & Feist negotiated the lease.

Office for Women's Institute

The Women's Institute of Domestic Arts and Sciences has leased large space at 425 Fifth av., through F. R. Wood, W. H. Dolson Company and Daniel Birdsall & Co.

CHARLES F. QUINCY

The hospital, recently acquired by the property to the north, on which will be erected a new building for a nurses' home and dispensary, plans for which are now under way.

The same architect last week filed plans for the new Bronx Hospital, to be erected at Charlotta st. and Crotona Park East.

Westchester Board Dinner Next Saturday

The Westchester County Realty Board will hold a dinner at the Gedyne Farm Hotel at 11 o'clock, March 24. The speakers will be J. J. Hopper, Register; Walter Fairchild, Special Deputy Register of New York County; E. A. Tredwell, former president of the New York Real Estate Board; and L. D. Woodward, director of the Realty Taxpayers' Council. Charles Field Griffin, president of the board, will be toastmaster.

REAL ESTATE NEW JERSEY

A Country Estate Ideally Located Within Easy Distance of the City. A handsome modern dwelling, with 12 rooms, 4 baths and 4 acres of lawn, choice shrubs, fruit and shade trees, in Bergen County. Call on Charles Henderson, President of Peter Henderson & Co., for particulars. Use it is designed as only a man would design it. For personal use, offered at a very low price, on convenient terms. Write for photos. P. W. MACKENZIE, 7 East 42d St.

He was recently chosen president of the Engineers' Country Club, which will have a permanent home near Roslyn, Long Island.

REAL ESTATE FOR SALE OR TO LET

BOROUGH OF QUEENS. BOROUGH OF QUEENS.

Forest Hills Gardens

"A Forward Movement in Suburban Development" 15 Minutes from Pennsylvania Station

The Gardens has made a distinct contribution to modern domestic architecture in the building of what is called Group Houses. Group 43, now for sale, deserves the attention of any one who has in mind economical housekeeping in a delightful environment. These houses, containing 7 and 8 rooms and 2 baths, are of exactly the same handsome substantial construction as are all the other buildings in the Gardens, and artistically the Group gives more opportunity than the individual house for fine exterior treatment.

These houses are examples of the thirty-five houses the Company is completing for spring delivery. Prices from \$10,500 to \$25,000. Terms of payment can be arranged for those wishing to make a small initial cash investment.

For information apply to Department R, SAGE FOUNDATION HOMES COMPANY, 47 West 34th St., New York.

FOREST HILLS, LONG ISLAND

NEW JERSEY. NEW JERSEY.

CALIFORNIA STYLE ALL-YEAR HOME.

Rare Value, \$8,500, Easy Terms. Grounds 100 by 138 Ft. Fine Old Trees. Easy Commutation Ex. Service

"Charming House of 19 rooms and three baths—everything modern. Large living room with open fireplace. Electric light, steam heat, parquet floors, paneled walls, all built-in conveniences. Restricted neighborhood, cultured, congenial people, superb views, all water sports, boating, etc.; golf, country club, schools, churches near by. Rich in mountains where epidemics are unknown. Write, call or telephone for floor plans to F. B. WELLS, 170 Broadway. Tel. 1521—Cort.

YESTERDAY'S CHANCE To sell your property at a substantial profit may have been lost because of an imperfect title. Insure the title to your property with the title insurance company of North Jersey Title Insurance Co. HACKENSACK, N. J. N. Y. Rep. Glenn K. Curry, 80 Wall St.

NEARBY NEW JERSEY FARM FOR sale, 25 acres, good soil and buildings. H. B. LUDWIG, R. D. 2, Rahway, N. J.

CONNECTICUT. Beautiful view from all sides of house. Waterfront, the 7.5 acre lot, the cup last year for being the cleanest town in New England. For further particulars inquire of JAMES STROCKBINE, Watertown, Conn.

FOR SALE The beautiful town of Watertown, the 7.5 acre lot, the cup last year for being the cleanest town in New England. For further particulars inquire of JAMES STROCKBINE, Watertown, Conn.

Home-Seekers Will Find Fieldston the most desirable, attractive and economical suburban colony of Greater New York. Reached by Subway, N. Y. Central R. R. and Motor Routes. Write for Folder #1. TEL. 277 JOHN DELAFIELD ESTATE 24 CEDAR STREET, N.Y.

BOROUGH OF QUEENS. SUMMER & ALL-YEAR HOMES NOW READY AT HOWARD BEACH ESTATES

the Seaside Country Home Company, 271 Madison from Broadway. Attractive Six and Seven room semi-detached houses, with complete modern equipment, low cost, low mortgage, private bathing beach, local amusements, fishing, tennis, swimming, etc. Houses and Building Plans on Easy Terms. Write or phone for full information. Howard Estates Development Co. FREDERICK W. KAVANAGH, Pres. 21 Chambers St. Phone 505-3735

LONG ISLAND. FOR SALE AT A BARGAIN! All year building on 1.75 beautiful location near the bay. About two acres including valuable water rights. \$14,900. Call on J. J. Hopper, 115 E. 42nd St., New York. BROOKLYN, N. Y. Tel. 375-1546

LAUREL BEACH—FIVE LOTS. CORNER of Laurel Beach and 115th St. 1.75 acre lot, 1.75 acre lot, 1.75 acre lot, 1.75 acre lot, 1.75 acre lot. Call on J. J. Hopper, 115 E. 42nd St., New York. BROOKLYN, N. Y. Tel. 375-1546

FURNISHED HOUSES WANTED COUNTRY. WANTED—Beginning April 10th. Modern bungalow or small modern house, furnished, seven rooms, bath, two bedrooms; attractive grounds; within 30 minutes New York; either Westchester or Long Island. Reply by mail only. SIDNEY J. STERN, 11 E. 30th St., New York City.

TO LET FOR BUSINESS PURPOSES MAGNIFICENT OFFICE BUILDING, FINEST central location, with swimming pool, tennis court, golf course, etc. Call on J. J. Hopper, 115 E. 42nd St., New York. BROOKLYN, N. Y. Tel. 375-1546

REAL ESTATE WANTED WANTED—TO HEAR FROM OWNER OF farm or unimproved land for sale. O. O. MATTHEW, 2525 Cedar Ave., Minneapolis, Minn.

BUSINESS PROPERTY WANTED WANTED—FACTORY SPACE IN GREATER NEW YORK about 15,000 Square Feet; would prefer two floors if entire building; must have steam plant; if lots must have live steam and power. Station location and shipping facilities. Address 106 John Street, Brooklyn.

HUDSON RIVER REAL ESTATE. JAMES L. TAYLOR, DOBBS FERRY.

REMARKABLE BARGAINS. Building sites and beautiful homes in this splendid suburban colony. Motor on today or take Grand Central subway to Van Cortlandt Park, then Broadway trolley to Park Hill. GEORGE HOWE, Sales Agent, 527 Fifth Avenue, New York.

WE OFFER FOR SALE THE most commanding country estate in Westchester County, 24 miles from Grand Central Terminal. The estate, 425 acres, new 22 room residence, 6 bath, 12 acre lake, complete outbuildings; ideal all-year vacation home. Further particulars from KENNETH IVES & CO., 7 East 42nd St., Murray Hill 6057.

One of the finest estates near New York, 15 acres in a park of wonderful trees and lawns. 20 acres in garden and farm lands. The brick dwelling of 20 rooms is the best example of Colonial architecture in the East. The unusual social attractions of the locality, with the convenient access to New York by train, yacht or motor, make this estate a most desirable country home. Purchase price, \$100,000. Further particulars from KENNETH IVES & CO., 7 East 42nd St., Murray Hill 6057.

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Certificates of Occupancy Not Yet Satisfactory

Recent Orders Show Building Inspection Functions Not Unified

By the Advisory Council of Real Estate Interests

The Advisory Council of Real Estate Interests and Fire Commissioner Adams are trying to devise some plan whereby the certificate of occupancy issued by the Building Department shall constitute a clean bill of health with regard to all orders that may have been issued by other departments having to do with the construction or alteration of buildings. The Lockwood-Ellebogen law, which purposes to unify building inspection, was essentially a compromise measure. It did not accomplish the consolidation of functions which was desired. To call the Lockwood-Ellebogen law a measure which centralizes inspections of buildings is a misnomer, although considerable progress was made along these lines by the adoption of the bill.

Probably the most glaring and conspicuous violation of the law specifically stated in the Building Department, which is issued to indicate that such is the case. The Building Department, however, after examining a building to see whether it complies with the orders of the Labor Department, then notifies the Fire Department, which issues a certificate of occupancy. This seems to be a roundabout way of doing things. The Building Department, which is authorized to send a copy of his order of the violation to the Superintendent of Buildings, and that the Superintendent of Buildings shall then notify the Commissioner when plans are filed to comply with any order of the Fire Commissioner, and when the work to be done pursuant to any such order is completed.

"It is necessary for the Fire Commissioner himself to issue a certificate of occupancy, for it would be a disaster, for it would mean the ruin of his property. This indicates how the power of the Tenement House Department may be abused by the Marsh bill."

Shows How Power May Be Misused

"In other words, this is a threat on the part of the commissioner against the owners of all these rooming houses, of which there are thousands and thousands, occupied by poor people, who are asked to maintain an apartment for economy's sake, and cook only their breakfast at home, taking no other meal there, that the apartment will be vacated under the Marsh bill. It would be a tremendous house law, makes enormous expenditures, after which it would be impossible for him to rent the apartments at present rates. In a large number of cases, the owner would be forced to vacate the premises, and the tenants for some of the old houses that are used for this purpose at higher rates, it would mean the ruin of his property. This indicates how the power of the Tenement House Department may be abused by the Marsh bill."

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